



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 18, 2003

IN REPLY PLEASE

REFER TO FILE: **MP-6**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**VAL VERDE - PARCEL 10-1EX
SALE OF SURPLUS PROPERTY - COUNTY WATERWORKS DISTRICT NO. 36,
VAL VERDE - UNINCORPORATED VAL VERDE AREA OF THE COUNTY OF
LOS ANGELES
SUPERVISORIAL DISTRICT 5
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD, ACTING AS THE GOVERNING
BOARD OF THE COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE:**

As the governing body of the Los Angeles County Waterworks District No. 36,
Val Verde:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Los Angeles County Waterworks District No. 36, Val Verde (District), Parcel 10-1EX (5,057 square feet), located on the southwesterly side of Lincoln Avenue, northwest of San Martinez Road, in the unincorporated Val Verde area of the County of Los Angeles, to be no longer needed for the uses of the District.
3. Authorize the sale of Parcel 10-1EX to the County of Los Angeles for \$17,000.

4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of unimproved surplus property to the adjacent property owner, the County of Los Angeles, which currently owns adjacent unimproved property (Lots 184, 186, and 187, Tract 8672) in the unincorporated Val Verde area. Upon acquisition, the Department of Parks and Recreation will combine this property with its adjacent vacant land making a single parcel of approximately .55 acre for future park expansion. Parcel 10-1EX is located on the southwesterly side of Lincoln Avenue, northwest of San Martinez Road, and contains 5,057 square feet.

The District acquired the fee title to Parcel 10-1EX in 1964 as part of the acquisition of Val Verde County Water District, which included all its water system facilities and well and reservoir sites. The subject parcel lies outside the required right of way. The adjacent property owner, the County of Los Angeles, through its Department of Parks and Recreation, has requested to purchase this property pursuant to California Government Code Section 54222.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for the District's purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$17,000 represents the appraised value. This amount is funded from Fifth District Discretionary funds and will be paid by the County of Los Angeles, from the 2003-04 Capital Projects/Refurbishments Budget C.P. No. 69243, within 30 days of transfer and deposited into the District's fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

This sale is in accordance with Water Code Section 55371 and California Government Code Section 54222. Water Code Section 55371 provides that the Board of Supervisors may sell the District's real property no longer needed for the uses of the

District. California Government Code Section 54222 requires that all relevant agencies of the State, County, City, and School District be notified of the opportunity to purchase the property. Parks and Recreation was the only respondent by letter dated July 21, 2003, indicating their intent to acquire the property at the appraised fair market value of \$17,000.

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted on July 1, 2003, to the Department of Regional Planning for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder its operations. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. Parks and Recreation and the Chief Administrative Office concur with the recommended actions. The Chief Administrative Office will approve and accept the transfer of title under its delegated authority pursuant to Section 2.08.160 of the County Code. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

The Honorable Board of Supervisors
September 18, 2003
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One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

CB:bw
P6:2336BRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel
Department of Parks and Recreation

RECORDING REQUESTED BY
AND MAIL TO:

County of Los Angeles
Chief Administrative Office
500 West Temple Street
Los Angeles, CA 90012
Attention: Don Simpson

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:
3271-020-905 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 36, VAL VERDE, a body corporate and politic, successor to the County of Los Angeles, does hereby remise, release, and forever quitclaim to the COUNTY OF LOS ANGELES, a body corporate and politic, all its right, title, and interest in and to all that real property in unincorporated territory of the County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances and minerals but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY WATERWORKS DISTRICT
NO. 36, VAL VERDE, a body corporate and politic

By _____
Chair, Board of Supervisors, County of
Los Angeles, as the governing body of
said Waterworks District

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

| | |
|-----------------------------------|---------|
| WATERWORKS DISTRICT NO. 36 (10) - | |
| VAL VERDE | 10-1EX |
| I.M. 264-077 | |
| S.D. 5 | Y536799 |

OAG:in:P:Conf:qcdWWD36p10-1EX

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chair of the Board of Supervisors of the Los Angeles County Waterworks District No. 36, Val Verde, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(SEAL)

APPROVED as to form
LLOYD W. PELLMAN,
County Counsel

By _____
Deputy

APPROVED as to title and execution,
_____, 20_____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify, that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____
Chuck W. West, CCIM, Esq.
Director of Real Estate
Chief Administrative Office

Y536799
**WATERWORKS DISTRICT NO. 36 (10) -
VAL VERDE**
A.P.N. 3271-020-905 (Portion)
T.G. 4459 (C6)
I.M. 264-077
Fifth District

LEGAL DESCRIPTION

PARCEL NO. 10-1EX (Quitclaim of fee):

Lot 182, Tract No. 8672, as shown on map recorded in Book 104, pages 5 and 6, of Maps, in the office of the Recorder of the County of Los Angeles.

Containing: 5,057± s.f.

EXHIBIT "A"